

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 38
AGENDA DATE: Thu 02/16/2006
PAGE: 1 of 1

SUBJECT: NPA-05-0016.02 - East 5th & Allen Street - Approve second/third readings of an ordinance to amend Ordinance No. 030327-12 (Govalle/Johnston Terrace Combined Neighborhood Plan), an element of the Austin Tomorrow Comprehensive Plan to change the Future Land Use Map from commercial land use designation to mixed use designation for the property located at 3304 East 5th Street. First reading approved on December 1, 2005. Vote: 6-0 (McCracken off the dais). Applicant: Saldana Homes. Agent: Rose Marie Rocha. City Staff: Scott Whiteman, 974-2865.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Govalle/Johnston Terrace Combined Neighborhood Plan

CASE#: NPA-05-0016.02

PC PUBLIC HEARING DATE: Tuesday, October 11, 2005

ADDRESS: 3304 E. 5th St. **AREA:** .346 Acres

APPLICANT: Saldaña Homes

OWNER: Saldaña Homes

AGENT: Rose Marie Rocha

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Commercial

To: Mixed Use

Related Zoning Case: C14-05-0123

Base District Zoning Change

From: GR-NP, Community Commercial - Neighborhood Plan Combining District

To: GR-MU-NP, Community Commercial – Mixed Use - Neighborhood Plan
Combining District

PLAN ADOPTION DATE: March 27, 2003

NPCD ADOPTION DATE: March 27, 2003

STAFF RECOMMENDATION: The staff recommendation is to **APPROVE** the requested change from commercial on the Future Land Use Map (FLUM) to mixed-use land use designation.

BASIS FOR RECOMMENDATION: The requested amendment is consistent with the Land Use recommendations in the Govalle/Johnston Terrace Combined Neighborhood Plan. See *Analysis* for more details.

PLANNING COMMISSION RECOMMENDATION: Recommended by consent (9-0)

BACKGROUND: The Govalle/Johnston Terrace Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on March 27, 2003. The requested plan amendment is in the Govalle Neighborhood Planning Area. The boundaries of the planning area are: Oak Springs Road on the north, Airport Boulevard on the east, the Colorado River on the south, and Pleasant Valley Road, 7th Street, Northwestern Avenue and Webberville Road on the west.

The subject tract is a .346 acre corner lot currently occupied by a vacant single-family house and metal shed. As part of the Govalle/Johnston Terrace neighborhood planning process, the subject tract was rezoned from LI (Limited Industrial services) to GR-NP. The applicant is requesting the plan amendment and zoning change to construct six for-sale multifamily units on the site. Multifamily residential is not a permitted use in the GR district.

ANALYSIS: The Govalle/Johnston Terrace Combined neighborhood plan land use goals state:

1. Develop a balanced and varied pattern of land use.
2. Create and preserve a sense of "human scale" to the built environment of the neighborhood.

The proposed plan amendment is consistent with these Goals.

The proposed plan amendment is also consistent with the following Key Planning Principles in the neighborhood plan:

- Encourage mixed use so that residential uses are allowed on some commercial properties.
- Encourage higher density residential developments to locate near major intersections, and in locations that minimize conflicts with lower density single-family neighborhoods.
- Provide a diverse range of housing opportunities for all stages of life and income levels.
- Encourage the development of affordable single-family and multifamily units on vacant tracts in established neighborhoods.

PUBLIC MEETINGS: NPZD staff held a public stakeholder meeting on September 21, 2005. Invitations were sent to the Govalle/Johnston Terrace interest list and property owners within 300 feet of the proposed plan amendment.

At this time, Govalle/Johnston Terrace does not have an officially-recognized planning team with adopted bylaws. However, by consensus, the stakeholders agreed to the proposed plan

amendment and zoning change with the applicant agreeing to limit some of the uses permitted in the GR district.

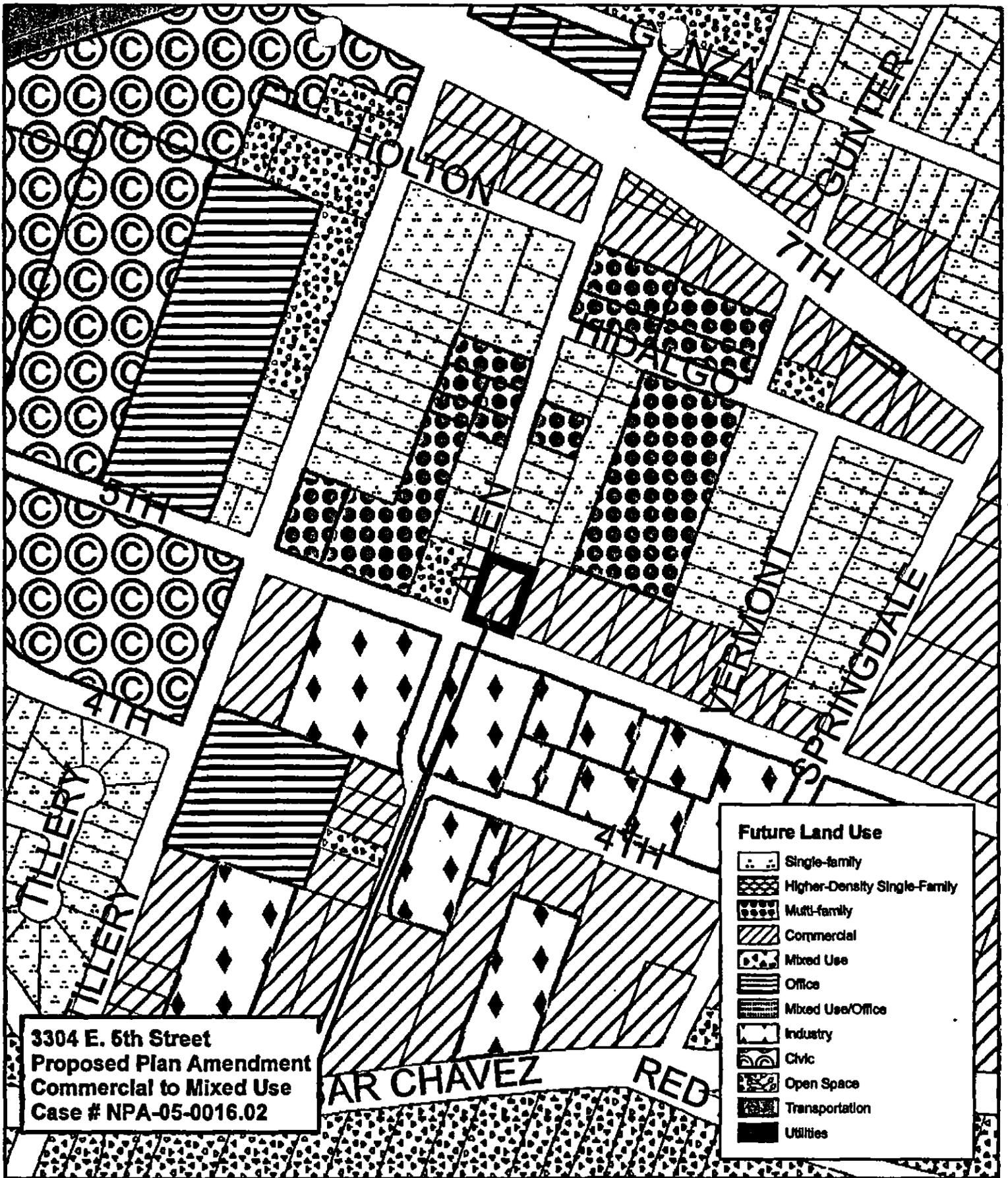
CITY COUNCIL DATE: February 16, 2006

ACTION: 12-1-05--The first reading of the ordinance for mixed use designation was approved.
6-0 (McCracken off the dais)

1-26-06—Postponed to February 16 2006 (staff's request) 6-0 (Mayor Wynn of the dais).

CASE MANAGERS: Scott Whiteman (Plan Amendment)**PHONE:** 974-2865
Robert Heil (Zoning Case) 974-6054

EMAIL: scott.whiteman@ci.austin.tx.us
robert.heil@ci.austin.tx.us



3304 E. 5th Street
 Proposed Plan Amendment
 Commercial to Mixed Use
 Case # NPA-05-0016.02

Future Land Use

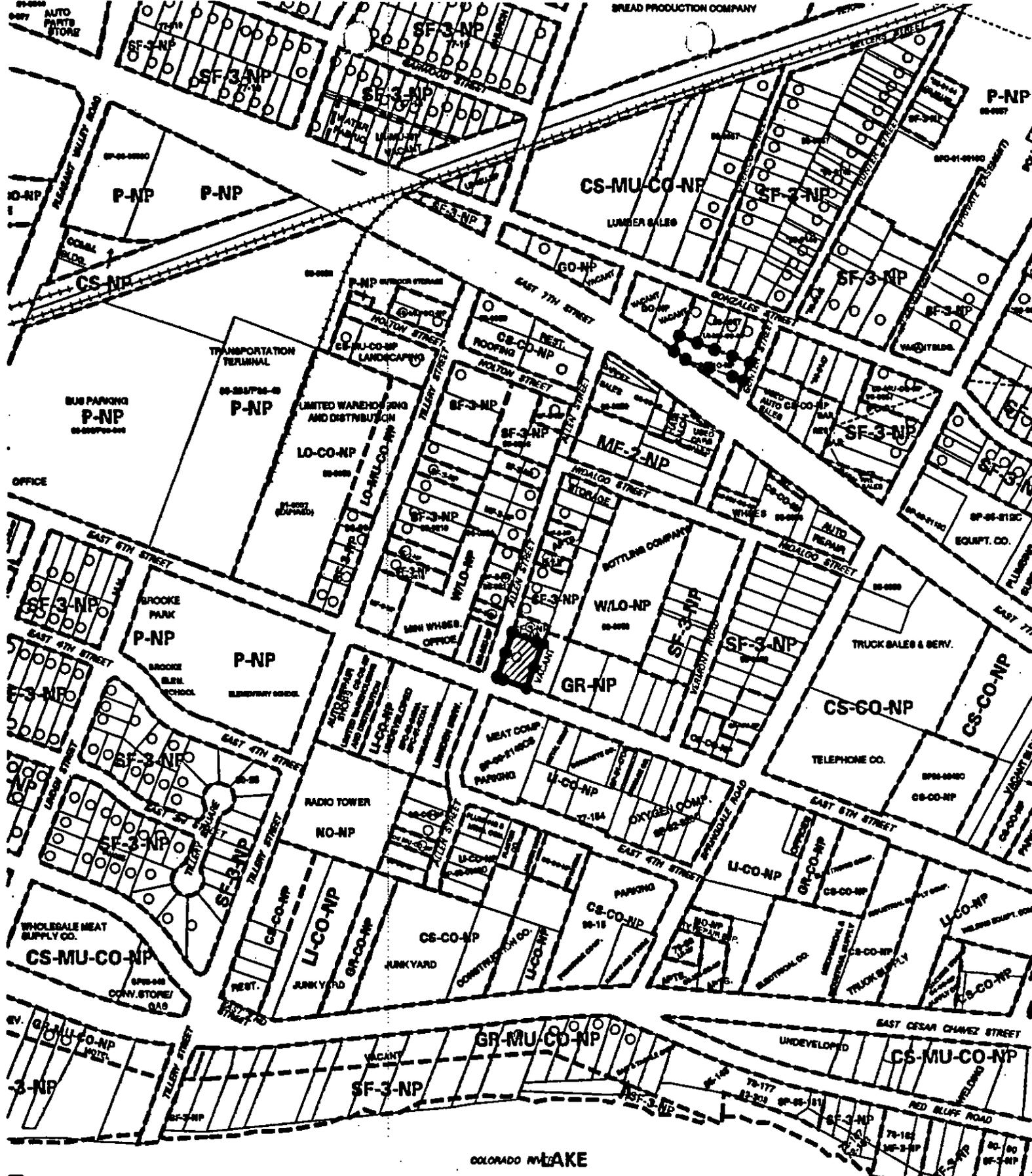
- Single-family
- Higher-Density Single-Family
- Multi-family
- Commercial
- Mixed Use
- Office
- Mixed Use/Office
- Industry
- Civic
- Open Space
- Transportation
- Utilities



**Govalle/Johnston Terrace
 Combined Neighborhood Plan
 Neighborhood Plan Amendment
 Case# NPA-05-0016.02**

Created by NPZD
 10/5/2005





 1" = 400'	SUBJECT TRACT 	NEIGHBORHOOD PLAN AMENDMENT		CITY GRID REFERENCE NUMBER L21	
	PENDING CASE 	CASE #: NPA-05-0016.02			
	ZONING BOUNDARY 	ADDRESS: 3304 E 5TH ST			DATE: 05-07
	CASE MGR: A. SMITH	SUBJECT AREA (acres): 0.346			INTLS: SM



RIVER BLUFF NEIGHBORHOOD ASSOCIATION
4907 Red Bluff Road, Austin, Texas 78702-5121

October 10, 2005

Dear Ms. Rocha,

Thank you for your presentation at the Govalle/Johnston Terrace Planning Team Review Committee meeting, held on September 21, 2005, on your proposed projects at 3304 East 5th and 704 Gunter Street.

At this meeting, the Review Committee members and other neighborhood members heard and reviewed your presentation on the request to change the zoning for properties located at 3304 E. 5th and 704 Gunter Street. After an extensive discussion, members of the Review committee and other residents present came to a consensus decision on the above mentioned properties.

It was unanimously agreed by all attendees to accept the proposed amendments changes with the conditions as follows:

It is agreed that the here-mentioned properties will be developed primarily as residential units, marketed & sold as such. And in the event that Saldana Homes cannot market them as residential units, they will only market them for the following commercial purposes:

- The first amendment is to allow new construction for commercial mixed-use on the property of 3304 East 5 Street. Therefore, rezoning from GR-NP to GR-MU-CO-NP, with the conditional Overlay allowing only:
 - Administrative and Business Office
 - Professional Offices
 - Art and Craft Studio-Limited
- Second amendment request was to allow new construction for commercial mix-use on the property of 704 Gunter St. It was also agree to rezone from CS-CO-NP to CS-MU-CO-NP, with the conditional Overlay allowing only:
 - Administrative and Business Office
 - Professional Offices
 - Art and Craft Studio-Limited

We hereby support your project on condition that you honor and maintain these herein expressed conditions.

Thank you again for your desire to work with your neighbors in order to make Austin a better place for all of us to live in.

Daniel Llanes, coordinator
Neighborhood Review Committee,
Govalle/Johnston Terrace Neighborhood Planning Team

Whiteman, Scott

From: daniel llanes [dllanesrb@earthlink.net]
Sent: Tuesday, October 11, 2005 4:01 PM
To: Whiteman, Scott
Subject: Letter of support for Saldana Homes projects at 3304 E. 5th & 704 Gunter

Scott, here is a cut & paste version of the letter. It is not signed. I will have a hard copy signed one for you at planning commission tonight.

Let me know if you need anything else.

thanks,

Daniel Llanes, coordinator

Neighborhood Review Committee,

Govalle/Johnston Terrace Neighborhood Planning Team

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Professional Offices

Art and Craft Studio-Limited

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Professional Offices

Art and Craft Studio-Limited

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Daniel Llanes, coordinator

Neighborhood Review Committee,

Govalle/Johnston Terrace Neighborhood Planning Team